

UNITED STATES BANKRUPTCY COURT  
Eastern DISTRICT OF New York

In re 84 Elton LLC

Case No. 18-40038-NHL

Debtor

Reporting Period: 1/3/18 - 1/31/18

Federal Tax I.D. # 46-3424293

SINGLE ASSET REAL ESTATE COMPANIES

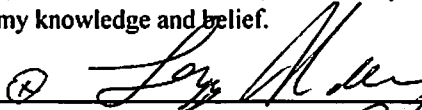
File with the Court and submit a copy to the United States Trustee within 20 days after the end of the month and submit a copy of the report to any official committee appointed in the case.

*(Reports for Rochester and Buffalo Divisions of Western District of New York are due 15 days after the end of the month, as are the reports for Southern District of New York.)*

REQUIRED DOCUMENTS	Form No.	Document Attached	Explanation Attached
Schedule of Cash Receipts and Disbursements	MOR-1 (RE)	yes	
Bank Reconciliation (or copies of debtor's bank reconciliations)	MOR-1 (CON'T)	yes	
Copies of bank statements		yes	
Cash disbursements journals		yes	
Statement of Operations	MOR-2 (RE)	yes	
Balance Sheet	MOR-3 (RE)	yes	
Summary of Unpaid Post-petition Debts	MOR-4 (RE)	yes	
Copies of tax returns filed during reporting period		yes	
Rent Roll	MOR-5 (RE)	yes	
Payments to Insiders and Professional	MOR-6 (RE)	yes	
Post Petition Status of Secured Notes, Leases Payable	MOR-6 (RE)	yes	
Cash Flow Projection	MOR-7 (RE)	yes	
Debtor Questionnaire	MOR-8 (RE)	yes	

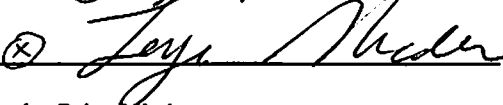
I declare under penalty of perjury (28 U.S.C. Section 1746) that this report and the attached documents are true and correct to the best of my knowledge and belief.

Signature of Debtor



Date 2/21/18

Signature of Authorized Individual\*



Date 2/21/18

Printed Name of Authorized Individual Feige Niederman

Date 2/21/18

\*Authorized individual must be an officer, director or shareholder if debtor is a corporation; a partner if debtor is a partnership; a manager or member if debtor is a limited liability company.

In re 84 Elton LLC  
**Debtor**

Case No. 18-40038-NHL  
**Reporting Period:** 1/3/18 - 1/31/18

### SCHEDULE OF CASH RECEIPTS AND DISBURSEMENTS

Amounts reported should be from the debtor's books and not the bank statement. The beginning cash should be the ending cash from the prior month or, if this is the first report, the amount should be the balance on the date the petition was filed. The amounts reported in the "CURRENT MONTH - ACTUAL" column must equal the sum of the three bank account columns. Attach copies of the bank statements and the cash disbursements journal. The total disbursements listed in the disbursements journal must equal the total disbursements reported on this page. A bank reconciliation must be attached for each account. [See MOR-1 (CON'T)]

ACCOUNT NUMBER (LAST 4)	BANK ACCOUNTS			CURRENT MONTH ACTUAL (TOTAL OF ALL ACCOUNTS)
	OPER	TAX	OTHER	
<b>CASH BEGINNING OF MONTH</b>				0
<b>RECEIPTS</b>				
CASH SALES				0
ACCOUNTS RECEIVABLE - PREPETITION				0
ACCOUNTS RECEIVABLE - POSTPETITION				0
LOANS AND ADVANCES				0
SALE OF ASSETS				0
OTHER (ATTACH LIST)				0
TRANSFERS (FROM DIP ACCTS)				0
<b>TOTAL RECEIPTS</b>				0
<b>DISBURSEMENTS</b>				
NET PAYROLL				0
PAYROLL TAXES				0
SALES, USE, & OTHER TAXES				0
INVENTORY PURCHASES				0
SECURED/ RENTAL/ LEASES				0
INSURANCE				0
ADMINISTRATIVE				0
SELLING				0
OTHER (ATTACH LIST)				0
OWNER DRAW *				0
TRANSFERS (TO DIP ACCTS)				0
PROFESSIONAL FEES				0
U.S. TRUSTEE QUARTERLY FEES				0
COURT COSTS				0
<b>TOTAL DISBURSEMENTS</b>				0
<b>NET CASH FLOW (RECEIPTS LESS DISBURSEMENTS)</b>				0
<b>CASH - END OF MONTH</b>				0

\* COMPENSATION TO SOLE PROPRIETORS FOR SERVICES RENDERED TO BANKRUPTCY ESTATE

### THE FOLLOWING SECTION MUST BE COMPLETED

DISBURSEMENTS FOR CALCULATING U.S. TRUSTEE QUARTERLY FEES: (FROM CURRENT MONTH ACTUAL COLUMN)

<b>TOTAL DISBURSEMENTS</b>	0
LESS: TRANSFERS TO OTHER DEBTOR IN POSSESSION ACCOUNTS	0
PLUS: ESTATE DISBURSEMENTS MADE BY OUTSIDE SOURCES (i.e. from escrow accounts)	0

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TOTAL DISBURSEMENTS FOR CALCULATING U.S. TRUSTEE QUARTERLY FEES
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0
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Reporting Period: 1/3/18 - 1/31/18

**STATEMENT OF OPERATIONS** (Income Statement)

The Statement of Operations is to be prepared on an accrual basis. The accrual basis of accounting recognizes revenue when it is realized and expenses when they are incurred, regardless of when cash is actually received or paid.

INCOME	MONTH	CUMULATIVE -FILING TO DATE
Rental Income	0	0
Additional Rental Income	0	0
Common Area Maintenance Reimbursement	0	0
Total Income ( <i>attach MOR-5 (RE) Rent Roll</i> )	0	0
<b>OPERATING EXPENSES</b>		
Advertising	0	0
Auto and Truck Expense	0	0
Cleaning and Maintenance	0	0
Commissions	0	0
Officer/Insider Compensation*	0	0
Insurance	0	0
Management Fees/Bonuses	0	0
Office Expense	0	0
Other Interest	0	0
Repairs	0	0
Supplies	0	0
Taxes - Real Estate	0	0
Travel and Entertainment	0	0
Utilities	0	0
Other ( <i>attach schedule</i> )	0	0
Total Operating Expenses Before Depreciation	0	0
Depreciation/Depletion/Amortization	0	0
Net Profit (Loss) Before Other Income & Expenses	0	0
<b>OTHER INCOME AND EXPENSES</b>		
Other Income ( <i>attach schedule</i> )	0	0
Interest Expense	0	0
Other Expense ( <i>attach schedule</i> )	0	0
Net Profit (Loss) Before Reorganization Items	0	0
<b>REORGANIZATION ITEMS</b>		
Professional Fees	0	0
U. S. Trustee Quarterly Fees	0	0
Interest Earned on Accumulated Cash from Chapter 11 ( <i>see continuation sheet</i> )	0	0
Gain (Loss) from Sale of Property	0	0
Other Reorganization Expenses ( <i>attach schedule</i> )	0	0
Total Reorganization Expenses	0	0
Income Taxes	0	0
Net Profit (Loss)	0	0

\*"Insider" is defined in 11 U.S.C. Section 101(31).

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0

**BREAKDOWN OF "OTHER" CATEGORY**

## OTHER OPERATIONAL EXPENSES

		0

## OTHER INCOME

		0

## OTHER EXPENSES

		0

## OTHER REORGANIZATION EXPENSES

		0

**Reorganization Items - Interest Earned on Accumulated Cash from Chapter 11:**

Interest earned on cash accumulated during the chapter 11 case, which would not have been earned but for the bankruptcy proceeding, should be reported as a reorganization item.

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**BALANCE SHEET**

The Balance Sheet is to be completed on an accrual basis only. Pre-petition liabilities must be classified separately from post-petition obligations.

ASSETS	BOOK VALUE AT END OF CURRENT REPORTING MONTH	BOOK VALUE AT END OF PRIOR REPORTING MONTH	BOOK VALUE ON PETITION DATE OR SCHEDULED
<b>CURRENT ASSETS</b>			
Unrestricted Cash and Equivalents			
Restricted Cash and Cash Equivalents ( <i>see continuation sheet</i> )			
Accounts Receivable (Net)			
Notes Receivable			
Prepaid Expenses			
Professional Retainers			
Other Current Assets ( <i>attach schedule</i> )			
<b>TOTAL CURRENT ASSETS</b>	0	0	0
<b>PROPERTY &amp; EQUIPMENT</b>			
Real Property and Improvements			
Machinery and Equipment			
Furniture, Fixtures and Office Equipment			
Leasehold Improvements			
Vehicles			
Less: Accumulated Depreciation			
<b>TOTAL PROPERTY &amp; EQUIPMENT</b>	0	0	0
<b>OTHER ASSETS</b>			
Amounts due from Insiders*			
Other Assets ( <i>attach schedule</i> )			
<b>TOTAL OTHER ASSETS</b>			
<b>TOTAL ASSETS</b>	0	0	0
<b>LIABILITIES AND OWNER EQUITY</b>	<b>BOOK VALUE AT END OF CURRENT REPORTING MONTH</b>	<b>BOOK VALUE AT END OF PRIOR REPORTING MONTH</b>	<b>BOOK VALUE ON PETITION DATE</b>
<b>LIABILITIES NOT SUBJECT TO COMPROMISE (Postpetition)</b>			
Accounts Payable			
Taxes Payable ( <i>refer to FORM MOR-4</i> )			
Notes Payable			
Rent / Leases - Building/Equipment			
Secured Debt / Adequate Protection Payments			
Professional Fees			
Amounts Due to Insiders*			
Other Post-petition Liabilities ( <i>attach schedule</i> )			
<b>TOTAL POST-PETITION LIABILITIES</b>	0	0	0
<b>LIABILITIES SUBJECT TO COMPROMISE (Pre-Petition)</b>			
Secured Debt	398692.66		
Priority Debt			
Unsecured Debt			
<b>TOTAL PRE-PETITION LIABILITIES</b>			
<b>TOTAL LIABILITIES</b>	0	0	0
<b>OWNERS' EQUITY</b>			
Owner's Equity Account	447905.41	447905.41	447905.41
Retained Earnings - Pre-Petition	0	0	0
Retained Earnings - Post-petition	0	0	0
Adjustments to Owner Equity ( <i>attach schedule</i> )	0	0	0
Post-petition Contributions ( <i>attach schedule</i> )	0	0	0
<b>NET OWNERS' EQUITY</b>	447905.41	447905.41	447905.41
<b>TOTAL LIABILITIES AND OWNERS' EQUITY</b>	846598.07	0	0

\*"Insider" is defined in 11 U.S.C. Section 101(31).

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**BALANCE SHEET - continuation section**

ASSETS	BOOK VALUE AT END OF CURRENT REPORTING MONTH	BOOK VALUE AT END OF PRIOR REPORTING MONTH	BOOK VALUE ON PETITION DATE
Other Current Assets			
			0
Other Assets			
			0
LIABILITIES AND OWNER EQUITY	BOOK VALUE AT END OF CURRENT REPORTING MONTH		BOOK VALUE ON PETITION DATE
Other Post-petition Liabilities			
			0
Adjustments to Owner's Equity			
Post-Petition Contributions			0
			0

Restricted Cash: Cash that is restricted for a specific use and not available to fund operations.  
Typically, restricted cash is segregated into a separate account, such as an escrow account.

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**SUMMARY OF UNPAID POST-PETITION DEBTS**

	Number of Days Past Due					
	Current	0-30	31-60	61-90	Over 91	Total
Mortgage					300000	3000000
Rent						
Secured Debt/Adequate Protection Payments						
Professional Fees						
Real Estate Taxes						
Other Post-Petition debt ( <i>list creditor</i> )						
<b>Total Post-petition Debts</b>					300000	300000

Explain how and when the Debtor intends to pay any past due post-petition debts.

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**Reporting Period:** 1/3/18 - 1/31/18

## RENT ROLL

A rent roll must be included for each property. The debtor's rent roll may be substituted for this page. Attach additional sheets as needed.

**Property:** 321 Pulaski Street, Brooklyn, NY 11206

**Square Footage:** 2800

Tenant	Unit #	Office Area	Warehouse Area	Total Sq. Ft.	% of Bldg.	Lease Type	Lease Term	Lease Start	Lease End	Monthly Rent	Annual Rent	Common Area Maint.
N/A												
									Totals	0	0	0

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### PAYMENTS TO INSIDERS AND PROFESSIONALS

Of the total disbursements shown on the Cash Receipts and Disbursements Report (MOR-1) list the amount paid to insiders (as defined in Section 101(31) (A)-(F) of the U.S. Bankruptcy Code) and to professionals. For payments to insiders, identify the type of compensation paid (e.g. Salary, Bonus, Commissions, Insurance, Housing Allowance, Travel, Car Allowance, Etc.). Attach additional sheets if necessary.

INSIDERS			
NAME	TYPE OF PAYMENT	AMOUNT PAID	TOTAL PAID TO DATE
TOTAL PAYMENTS TO INSIDERS		0	0

PROFESSIONALS					
NAME	DATE OF COURT ORDER AUTHORIZING PAYMENT	AMOUNT APPROVED	AMOUNT PAID	TOTAL PAID TO DATE	TOTAL INCURRED & UNPAID*
TOTAL PAYMENTS TO PROFESSIONALS		0	0	0	0

\* INCLUDE ALL FEES INCURRED, BOTH APPROVED AND UNAPPROVED

### POST-PETITION STATUS OF SECURED NOTES, LEASES PAYABLE AND ADEQUATE PROTECTION PAYMENTS

NAME OF CREDITOR	SCHEDULED MONTHLY PAYMENT DUE	AMOUNT PAID DURING MONTH	TOTAL UNPAID POST-PETITION
Washington Equity	\$6,000	0	\$6,000
TOTAL PAYMENTS		0	\$6,000

In re 84 Elton LLCDebtorCase No. 18-40038-NHLReporting Period: 1/3/18 - 1/31/18**CASH FLOW PROJECTION FOR THE PERIOD 1/3/18 THROUGH 1/31/18**

A cash flow projection must be included for each property. The debtor's cash flow projection may be substituted for this page. Attach additional sheets as needed. This projection needs to be completed at the beginning of the case, every year, or when there are significant changes (i.e. tenant change, rent change, etc.)

Property: 321 Pulaski Street, Brooklyn, NY 11206Square Footage: 2800

	MONTH	MONTH	MONTH	MONTH	MONTH	MONTH	MONTH	MONTH	MONTH	MONTH	MONTH	MONTH
<b>INCOME</b>												
Rental Income	January	February	March	April	May	June	July	August	Sep	October	November	December
Additional Rental Income												
Common Area Maintenance Reimbursement												
Total Income	0	0	325	0	0	325	0	0	325	0	0	325
<b>OPERATING EXPENSES</b>												
Advertising												
Auto and Truck Expense												
Cleaning and Maintenance												
Commissions												
Officer/Insider Compensation*												
Insurance												
Management Fees/Bonuses												
Office Expense												
Other Interest												
Repairs												
Supplies												
Taxes - Real Estate												
Travel and Entertainment												
Utilities												
Other (attach schedule)												
Total Expenses	0											
Debt Service												
Professional Fees												
U.S. Trustee Fees			325			325			325			325
Court Costs												
Net Income	0											
Tenant Improvements												
Vacancy Allowance												
Net Cash Flow	0	0	0	0	0	0	0	0	0	0	0	0

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**DEBTOR QUESTIONNAIRE**

<b>Must be completed each month. If the answer to any of the questions is "Yes", provide a detailed explanation of each item. Attach additional sheets if necessary.</b>		<b>Yes</b>	<b>No</b>
1	Have any assets been sold or transferred outside the normal course of business this reporting period?		X
2	Have any funds been disbursed from any account other than a debtor in possession account this reporting period?		X
3	Is the Debtor delinquent in the timely filing of any post-petition tax returns?		X
4	Are workers compensation, general liability or other necessary insurance coverages expired or cancelled, or has the debtor received notice of expiration or cancellation of such policies?		X
5	Is the Debtor delinquent in paying any insurance premium payment?		X
6	Have any payments been made on pre-petition liabilities this reporting period?		X
7	Are any post petition receivables (accounts, notes or loans) due from related parties?		X
8	Are any post petition State or Federal income taxes past due?		X
9	Are any post petition real estate taxes past due?	X	
10	Are any other post petition taxes past due?		
11	Have any pre-petition taxes been paid during this reporting period?		X
12	Are any amounts owed to post petition creditors delinquent?		X
13	Have any post petition loans been received by the Debtor from any party?		X
14	Is the Debtor delinquent in paying any U.S. Trustee fees?		X
15	Is the Debtor delinquent with any court ordered payments to attorneys or other professionals?		X
16	Have the owners or shareholders received any compensation outside of the normal course of business?		X



SIGNATURE BANK  
565 Fifth Avenue, 12<sup>th</sup> Floor  
New York, NY 10017

Statement Period  
From January 18, 2018  
To January 31, 2018  
Page 1 of 2

PRIVATE CLIENT GROUP 421  
26 COURT STREET  
BROOKLYN, NY 11242  
SAL MONACO

84 ELTON LLC DIP 8-421  
CASE #1 18 40038  
OPERATING ACCOUNT  
5904 18TH AVE, SUITE 48  
BROOKLYN NY 11204 999

See Back for Important Information

Primary Account 5559 0

**Signature Relationship Summary**

**Opening Bal.**

**Closing Bal.**

BANK DEPOSIT ACCOUNTS

5559 BANKRUPTCY CHECKING

.00

.00

RELATIONSHIP

TOTAL

.00



SIGNATURE BANK

Statement Period  
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PRIVATE CLIENT GROUP 421  
26 COURT STREET  
BROOKLYN, NY 11242  
SAL MONACO

84 ELTON LLC DIP 8-421  
CASE #1 18 40038  
OPERATING ACCOUNT  
5904 18TH AVE, SUITE 48  
BROOKLYN NY 11204 999

See Back for Important Information

Primary Account: 5559 0

BANKRUPTCY CHECKING 5559

Summary

Previous Balance as of January 18, 2018 .00

There was no deposit activity during this statement period

Ending Balance as of January 31, 2018 .00

Rates for this statement period - Overdraft  
Jan 18, 2018 14.250000 %



SIGNATURE BANK  
565 Fifth Avenue, 12<sup>th</sup> Floor  
New York, NY 10017

Statement Period  
From January 18, 2018  
To January 31, 2018  
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PRIVATE CLIENT GROUP 421  
26 COURT STREET  
BROOKLYN, NY 11242  
SAL MONACO

84 ELTON LLC DIP 8-421  
CASE # 1 18 40038  
TAX ACCOUNT  
5904 18TH AVE, SUITE 48  
BROOKLYN NY 11204 999

See Back for Important Information

Primary Account 5567 0

**Signature Relationship Summary**

**Opening Bal.**

**Closing Bal.**

BANK DEPOSIT ACCOUNTS

5567 BANKRUPTCY CHECKING

.00

.00

RELATIONSHIP

TOTAL

.00



SIGNATURE BANK

Statement Period  
From January 18, 2018  
To January 31, 2018  
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26 COURT STREET  
BROOKLYN, NY 11242  
SAL MONACO

84 ELTON LLC DIP  
CASE # 1 18 40038  
TAX ACCOUNT  
5904 18TH AVE, SUITE 48  
BROOKLYN NY 11204

8-421

999

See Back for Important Information

Primary Account 5567 0

BANKRUPTCY CHECKING ,5567

Summary

Previous Balance as of January 18, 2018 .00

There was no deposit activity during this statement period

Ending Balance as of January 31, 2018 .00

Rates for this statement period - Overdraft  
Jan 18, 2018 14.250000 %